

07/19/2013

LEGEND

- CAPPED PIN SET
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- UNMARKED POINT
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- FUTURE RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINES
- EXISTING BUILDING
- EXISTING BUILDING MISC
- EXISTING TOP BANK
- EXISTING CL CHANNEL/DITCH
- EXISTING CL ROAD
- EXISTING EDGE CONCRETE
- EXISTING EDGE STONE
- EXISTING EDGE PAVEMENT
- EXISTING DIRT & STONE DRIVE
- EXISTING POND/Low AREA

- CPS
- CMF
- IPF
- IRF

SITE DATA:

- OWNERS: BRYAN J. & SAMANTHA TRUITT
7658 DAVIS ROAD
WHALEYVILLE, MARYLAND 21872
- TAX MAP 13, PARCEL 1, TAX ACCOUNT#03-001563, DEED SVH 5004/115
- TAX MAP 13, PART OF PARCEL 6, TAX ACCOUNT#03-128377, DEED RHO 1609/409
- ZONING: A-1 (AGRICULTURE DISTRICT)
SETBACKS:
POULTRY HOUSES & MANURE BARN
FRONT YARD: 50' (75' FROM CENTERLINE OF ROAD)
REAR YARD: 20'
SIDE YARD: 20'
- BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083-0025A DATED FEBRUARY 15, 1979, THE PARCELS SHOWN HEREON ARE LOCATED IN ZONE C.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

POINT TABLE

Point	Northing	Easting	Description
10	275852.099	1795801.125	CPF/PLS#10936
11	275946.083	1795238.830	IRF/3/4"
12	276453.215	1795185.761	CMF/3" SQ.
13	277067.683	1795142.930	CMF/DISTURBED
14	276964.469	1794892.918	CPF/PLS#142
15	276956.014	1794765.501	CMF/4" SQ.
16	276993.074	1795864.542	CPF/PLS#10936
19	275924.186	1795354.729	CPF/PLS#10936
20	276504.554	1795199.095	CMF/DISTURBED
21	276961.340	1795142.564	CPF/PLS#142
22	276951.097	1795144.706	CMF/METALLIC SIGNAL
25	277067.075	1795148.811	CPS
26	276983.714	1795868.060	CPS
27	276702.445	1795842.880	CPS
28	276737.074	1795350.500	CPS
29	276631.585	1795348.914	CPS
30	276370.763	1795366.206	CPS
31	276359.266	1795217.880	CPS
32	276718.019	1795190.073	CPS
33	276930.358	1795169.144	CPS
34	275986.224	1795267.948	CPS
35	276064.570	1795244.278	CPS
36	276425.225	1795837.945	CPS

WORCESTER COUNTY FOREST CONSERVATION LAW

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO ACCOMPANYING CHANGE IN LAND USE. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PARCEL 1 INTO ONE AGRICULTURAL PARCEL, RE-SUBDIVIDE PART OF PARCEL 6 TO ONE RESIDENTIAL AND FARM PARCEL AND REMOVE THE PROPERTY LINE RUNNING THROUGH THE EXISTING POULTRY HOUSES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, (2003) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AS WELL AS ALL OF THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

Robert Ernest Rigdon, Jr. 7-5-2013
ROBERT ERNEST RIGDON, JR. M.D. PROFESSIONAL SURVEYOR NO. 594
LICENSE EXPIRES APRIL 9, 2016

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 05°34'26" W	177.90'
L2	N 04°25'56" W	117.99'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	135.00'	124.36'	120.01'	N 54°26'22" W	52°46'44"
C2	120.00'	110.54'	106.68'	N 54°26'23" W	52°46'44"
C3	225.00'	88.25'	87.69'	N 16°48'39" W	22°28'26"
C4	210.00'	82.37'	81.84'	N 16°48'39" W	22°28'26"
C5	1360.00'	141.44'	141.37'	N 08°33'26" W	5°57'31"
C6	1375.00'	138.28'	138.22'	N 08°27'34" W	5°45'43"

LANDS N/F

BRYAN J. & SAMANTHA TRUITT
DEED REF: SVH 5431/351
PLAT REF: SVH 233/18
TAX MAP 7, PARCEL 45
TAX ACCOUNT#03-000117
ZONE: A1
USE: AGRICULTURE
(CULTIVATED FIELD)

MICHAEL THOMAS & DERRICK ALAN BABCOCK
THOMAS A. BABCOCK (L.E.)
DEED REF: SVH 5421/351
TAX MAP 13, PARCEL 85
TAX ACCOUNT#03-001385
ZONE: A1 (AGRICULTURE)
& RP (RESOURCE PROTECTION)
USE: RESIDENTIAL

MANUFACTURED HOMES
FRONT YARD: 35' (60' FROM CENTERLINE ROAD)
REAR YARD: 50' (PARCEL 6 IS A CORNER LOT)
SIDE YARD: 20'

STEPHEN LEE & DEBORAH ANN LONG, TRUSTEES
UNDER REVOCABLE TRUST
DEED REF: SVH 5468/173
TAX MAP 13, PARCEL 121
TAX ACCOUNT#03-001407
ZONE: RP (RESOURCE PROTECTION)
USE: VACANT LAND

BRYAN J. & SAMANTHA TRUITT
DEED REF: RHO 1609/409
TAX MAP 13, PARCEL 6
TAX ACCOUNT#03-128377
ZONE: A1
USE: AGRICULTURE
(CULTIVATED FIELD & POULTRY HOUSES)

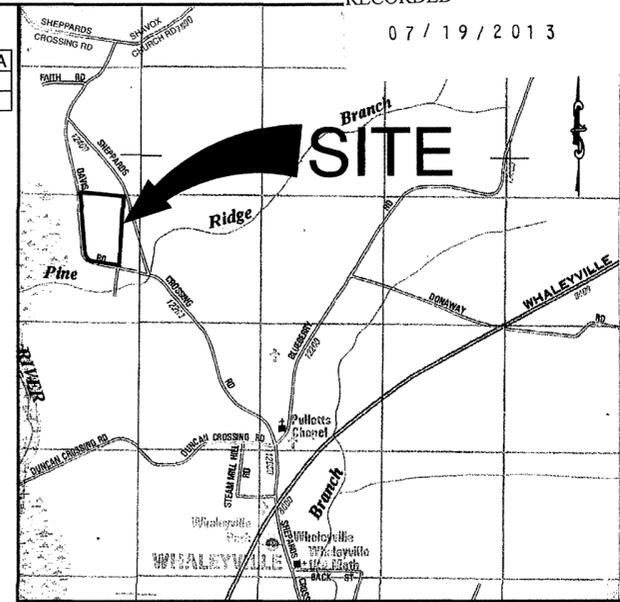
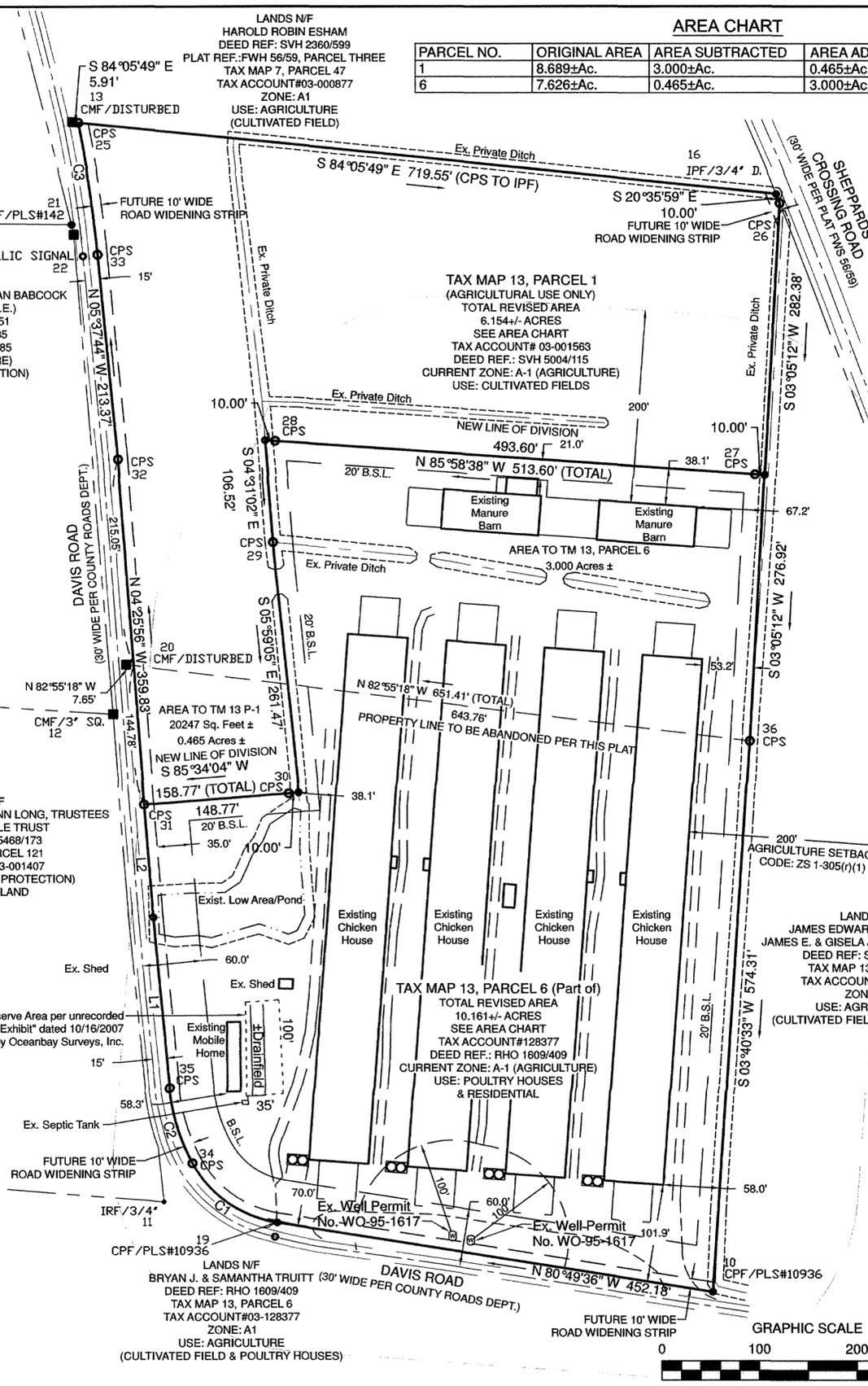
AREA CHART

PARCEL NO.	ORIGINAL AREA	AREA SUBTRACTED	AREA ADDED	REVISED AREA
1	8.689±Ac.	3.000±Ac.	0.465±Ac.	6.154±Ac.
6	7.626±Ac.	0.465±Ac.	3.000±Ac.	10.161±Ac.

TAX MAP 13, PARCEL 1
(AGRICULTURAL USE ONLY)
TOTAL REVISED AREA
6.154± ACRES
SEE AREA CHART
TAX ACCOUNT# 03-001563
DEED REF: SVH 5004/115
CURRENT ZONE: A-1 (AGRICULTURE)
USE: CULTIVATED FIELDS

TAX MAP 13, PARCEL 6 (Part of)
TOTAL REVISED AREA
10.161± ACRES
SEE AREA CHART
TAX ACCOUNT#128377
DEED REF: RHO 1609/409
CURRENT ZONE: A-1 (AGRICULTURE)
USE: POULTRY HOUSES
& RESIDENTIAL

JAMES EDWARD QUILLEN, JR.
JAMES E. & GISELA JUNG QUILLEN (L.E.)
DEED REF: SVH 4122/189
TAX MAP 13, PARCEL 2
TAX ACCOUNT#03-001288
ZONE: A1
USE: AGRICULTURE
(CULTIVATED FIELD & RESIDENTIAL)



ENVIRONMENTAL PROGRAMS

PARCEL 6: THIS LOT IS APPROVED WITH EXISTING WATER AND SEWER FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. THE 3,500 SQ. FT. SEWAGE RESERVE AREA MUST REMAIN FREE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS AND BE RESERVED FOR FUTURE SEWAGE DISPOSAL. ALSO, ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRES AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

PARCEL 1: THIS SUBDIVISION OF LANDS IS APPROVED FOR AGRICULTURAL PURPOSES ONLY, ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZED THIS LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THE TIME. IN ORDER TO CONVERT SAID LOT(S) TO BUILDABLE STATUS, A REVISED SUBDIVISION PLAT IS REQUIRED TO BE APPROVED AND RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY.

Robert E. Rigdon, Jr. 7-9-12
APPROVING AUTHORITY WORCESTER COUNTY DATE
WORCESTER COUNTY PLANNING COMMISSION

THE GRANTING OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES, "ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENTAL AND WATER SYSTEMS OR SUITABLE THERE OF IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL, SUCH STANDARDS ARE SUBJECT TO CHANGE, AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE; IN THE EVENT THAT CURRENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT, THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT."

Book Campbell 7-13-2013
APPROVING AUTHORITY WORCESTER COUNTY PLANNING COMMISSION DATE

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, TRUSTEES, IF ANY, THEREOF, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, (2003) AS FAR AS THEY RELATE TO THE MAKING OF THE PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. "THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS (HERE LIST) ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY; A TEN-FOOT-WIDE STRIP ACROSS THE FRONT OF PARCEL 6 AND PARCEL 1 ON THE ADJOINING ROADWAY OF DAVIS ROAD AND A TEN-FOOT-WIDE STRIP ACROSS PARCEL 1 ON THE ADJOINING ROADWAY OF SHEPPARDS CROSSING ROAD, ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS, THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER, THE OFFER MAY BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

Bryan J. Truitt 7-5-17
BRYAN J. TRUITT DATE
Samantha Truitt 7/5/13
SAMANTHA TRUITT DATE

Cypress Surveys, LLC

ROBERT E. RIGDON, JR.
REGISTERED LAND SURVEYOR
12535 SHEPPARDS CROSSING ROAD
WHALEYVILLE, MARYLAND 21872
443-614-2031
rprigdon@aol.com



DATE : 6/2/2013
SCALE : 1" = 100'
PROJECT NO. : 2013-13
SHEET : 1 OF 1
DRAWN BY : RER
APPROVED BY :

BOUNDARY LINE ADJUSTMENT PLAT

BETWEEN THE LANDS OF
BRYAN J. & SAMANTHA TRUITT

THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

2200105 MSA SSU 1257 8739